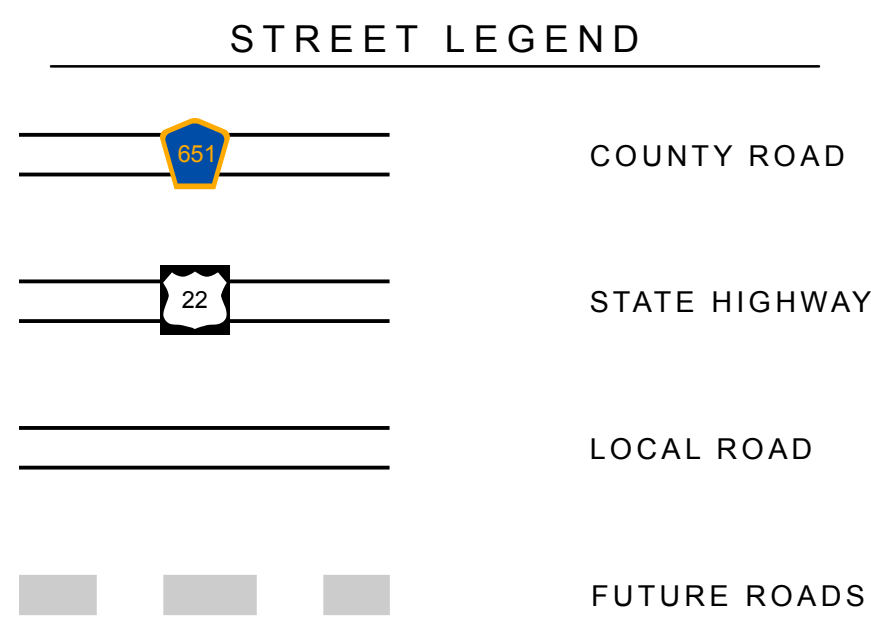
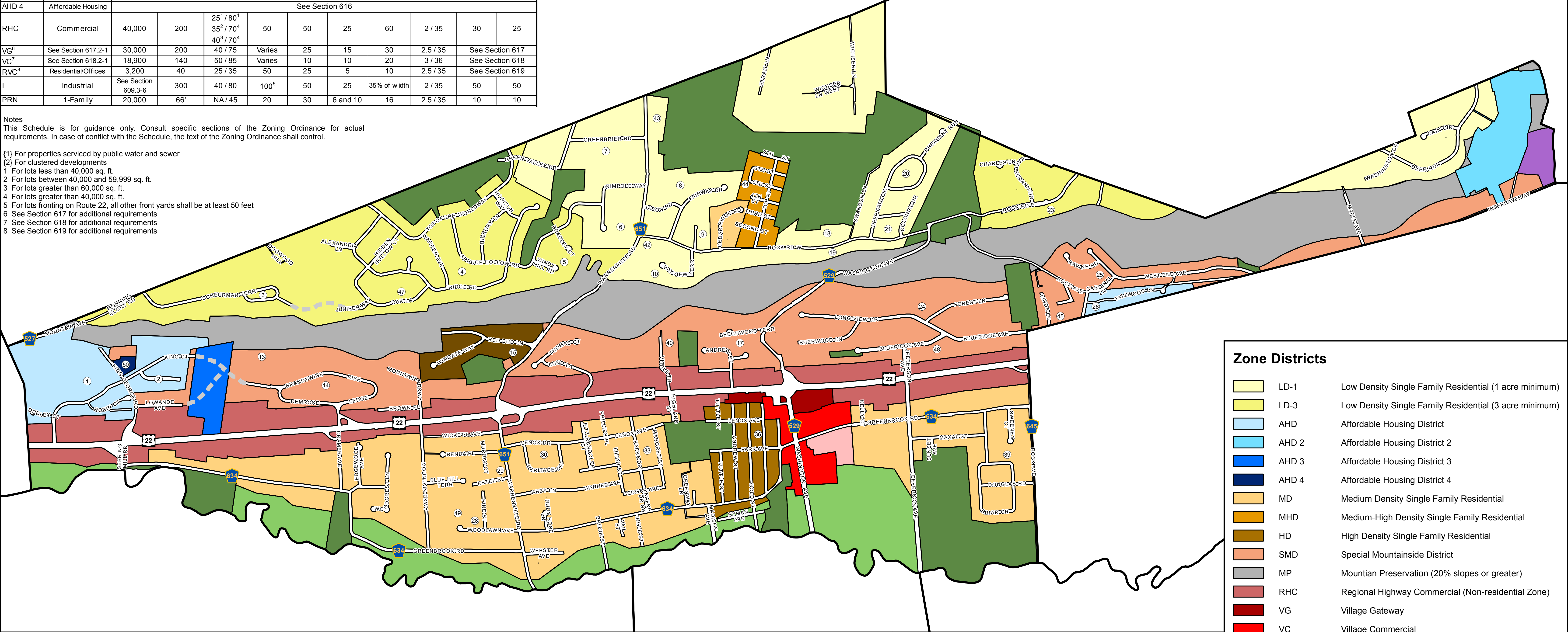


SCHEDULE OF REQUIREMENTS											
District	Use	Area (sq. ft.)	Width (ft.)	Coverage Building / Impervious (percent)	Principal Building Minimum Yard Requirements				Maximum Height (stories/ft.)	Accessory Building Minimum Yard Requirements	
					Front	Rear	Side	Combined		Rear	Side
					(ft.)	(ft.)	(ft.)	(ft.)		(ft.)	(ft.)
LD-1	1-Family	40,500	150	20 / NA	50	50	20	50	2.5 / 35	20	20
LD-1 (2)	1-Family	20,000	100	20 / NA	50	40	15	35	2.5 / 35	15	15
LD-3	1-Family	121,500	200	5 / NA	50	50	15	35	2.5 / 35	15	15
LD-3 (1)	1-Family	40,500	150	20 / NA	50	50	15	35	2.5 / 35	15	15
LD-3 (2)	1-Family	20,000	100	20 / NA	50	40	15	35	2.5 / 35	15	15
MD	1-Family	15,000	100	20 / NA	50	50	10	25% of width	2.5 / 35	20	10
MHD	1-Family	12,500	100	20 / NA	35	30	10	25% of width	2.5 / 35	30	10
HD	1-Family	5,000	50	NA / NA	30	35	10	20	2.5 / 35	15	10
SMD	1-Family	40,500	150	20 / NA	50	50	20	50	2.5 / 35	20	20
SMD (2)	1-Family	20,000	100	20 / NA	50	40	15	35	2.5 / 35	15	15
AHD	Affordable Housing				See Section 608						
AHD 2	Affordable Housing				See Section 614						
AHD 3	Affordable Housing				See Section 615						
AHD 4	Affordable Housing				See Section 616						
RHC	Commercial	40,000	200	25' / 80' 35' / 70' 40' / 70'	50	50	25	60	2 / 35	30	25
VG ⁶	See Section 617.2-1	30,000	200	40 / 75	Varies	25	15	30	2.5 / 35	See Section 617	
VC ⁷	See Section 618.2-1	18,900	140	50 / 85	Varies	10	10	20	3 / 36	See Section 618	
RVC ⁸	Residential/Offices	3,200	40	25 / 35	50	25	5	10	2.5 / 35	See Section 619	
I	Industrial	See Section 609.3-6	300	40 / 80	100 ⁵	50	25	35% of width	2 / 35	50	50
PRN	1-Family	20,000	66'	NA / 45	20	30	6 and 10	16	2.5 / 35	10	10



Notes
 This Schedule is for guidance only. Consult specific sections of the Zoning Ordinance for actual requirements. In case of conflict with the Schedule, the text of the Zoning Ordinance shall control.

- (1) For properties serviced by public water and sewer
- (2) For clustered developments
- 1 For lots less than 40,000 sq. ft.
- 2 For lots between 40,000 and 59,999 sq. ft.
- 3 For lots greater than 60,000 sq. ft.
- 4 For lots greater than 40,000 sq. ft.
- 5 For lots fronting on Route 22, all other front yards shall be at least 50 feet
- 6 See Section 617 for additional requirements
- 7 See Section 618 for additional requirements
- 8 See Section 619 for additional requirements



Zone Districts	
LD-1	Low Density Single Family Residential (1 acre minimum)
LD-3	Low Density Single Family Residential (3 acre minimum)
AHD	Affordable Housing District
AHD 2	Affordable Housing District 2
AHD 3	Affordable Housing District 3
AHD 4	Affordable Housing District 4
MD	Medium Density Single Family Residential
MHD	Medium-High Density Single Family Residential
HD	High Density Single Family Residential
SMD	Special Mountainside District
MP	Mountain Preservation (20% slopes or greater)
RHC	Regional Highway Commercial (Non-residential Zone)
VG	Village Gateway
VC	Village Commercial
RVC	Residential/Office Village Commercial
I	Industrial District (Non-residential Zone)
PR	Public Recreation
CA	Conservation Area
PRN	Planned Residential Neighborhood

DEVELOPMENT NAMES					
1 Mountainview at Green Brook	11 Cedar Ridge Estates	21 Continental Heights	31 Abby Manor	41 Witchwood	
2 The Woods at King George	12 Mountain Top	22 Watchung Hills Estates	32 Webster Manor	42 Rock Road Estates	
3 Horizons at Green Brook*	13 Brandywine Heights	23 Subdivision of Cole & Tucker	33 Inglehurst Village	43 Valley Estates	
4 Top of the World*	14 Brandywine Rise*	24 Blue Ridge Estates	34 Grandville Gardens	44 Top Avenue Estates	
5 Sunrise Ridge*	15 Wingate (Monarch Ridge)	25 Mountain Ridge*	35 Whispering Hollow Estates	45 Rocklin Estates	
6 Green Valley Acres	16 Mountain Estates	26 Tallwoods at Green Brook	36 North Plainfield Park	46 Rudy Rose Estates	
7 Hickory Rise	17 Hi-Vue Estates*	27 Skyline at Green Brook	37 Kelly Court	47 Sunset Ridge*	
8 Fairway Estates	18 Subdivision of Flood & Ruebel	28 Blue Hills Acres	38 Maxall Village	48 Blue Ridge Estates - Section 1*	
9 D'Egidio One	19 Subdivision of Ferruggia Assoc.*	29 Plantation Manor	39 Rockview Manor	49 Hionis Estates	
10 FMK Subdivision	20 Glen Eagle Estates	30 Heritage Estates	40 Blue Star Estates	50 Allure at Green Brook	

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Revision Date Drawn by Description

0 750 1,500
 1 inch = 750 feet

Zoning Map of Green Brook Township
 Somerset County
 June 4, 2019
 New Jersey
 MC Proj. No. GBT-004